

# SUMMARY

## City of Carrollton Mayor and Council Meeting

### APRIL 2, 2007

### 6:00 p.m.

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Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

#### I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, April 2, 2007 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Wayne Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer.

#### II. INVOCATION

Councilmember Byrd offered the invocation.

At this time Mayor Garner announced that the petitioner (Kent Brown for Zane Hetzel) had requested any consideration for rezoning of property located on Burns Road and Cedar Street be tabled until the next meeting.

#### **Carroll County Commission Called Meeting**

*At this time Mayor Garner introduced members of the Carroll County Commission, as follows: Chairman Robert P. Barr, District 1 Commissioner Trent T. North, District 2 Commissioner Vicki J. Anderson, District 3 Commissioner William A. Head, District 4 Commissioner Jimmy K. Godbee, District 5 Commissioner Randy C. Simpkins, and District 6 Commissioner Herman K. Ayers. Mayor Garner briefly explained the purpose of the joint meeting to consider proposed resolutions for the execution and exchange of City and County properties. Mayor Garner turned the floor over to Commission Chairman Barr.*

*At this time, Chairman Barr called the meeting to order and meeting attendees cited the Pledge of Allegiance. Following the County Commission Roll Call, Chairman Barr stated the purpose of the Carroll County Commission Called Meeting was to discuss and vote on an exchange of properties between the City of Carrollton and Carroll County.*

*The Carroll County Commission unanimously voted to enter into a Real Estate Exchange Agreement with the City of Carrollton for properties owned by the County located on Newnan Street and properties located on Bradley Street. Chairman Barr adjourned the Called Meeting of the Carroll County Commission.*

#### **The following item was discussed out of Agenda order**

##### **1. Resolution: 03-2007: City/County Real Estate Exchange**

Mayor Garner presented Resolution 03-2007 for consideration of approval and adoption. Mayor Garner explained the purpose of the real estate exchange. Mayor Garner noted that Carroll County wishes to build a new courthouse across the street from City hall and is willing to swap the building and parking lot (formerly known as the "Squire Shop Building") for approximately half of the property, including the old warehouse that the City purchased last year from Carroll Mills. If the proposed property swap is approved, Carroll County plans to demolish the old warehouse and build a three (3) story courthouse that will be approximately 100' X 220' and will serve the needs of Carroll County for many years to come. Mayor Garner pointed out that the City of Carrollton will gain a valuable building in the swap and it ensures that the Courthouse will remain in the downtown area for decades to come. As an added benefit to the City and subject to your approval, at some point the property the City acquires in the swap can be sold and returned to our tax role. Being no further discussion on the matter, ***motion by Councilmember Maierhofer, seconded by Councilmember Gray to approve the exchange of the Bradley Street Property for the Office Building Property and authorize the City to enter into a Real Estate Exchange Agreement with the County and to execute any other documents necessary to effectuate the exchange. Motion passed, (5-0).*** Mayor Garner expressed his appreciation to the Carroll County Commission for their efforts in keeping the Courthouse and Courthouse activities in the downtown vicinity of Carrollton.

#### III. CITIZEN COMMENTS

Mayor Garner invited citizens to address the Council.

- Mayor Garner welcomed the Cannon Sisters.

**IV. MINUTES (March 5, 2007)**

**Motion by Councilmember Gray seconded by Councilmember Maierhofer to approve the Minutes of the March 5, 2007 meeting of the Mayor and Council. Motion passed, (5-0).**

**V. ITEMS OF DISCUSSION**

**1. Resolution: 03-2007: City/County Real Estate Exchange**  
(Addressed earlier in the meeting.)

**2. Annexation/Rezoning Request**

**Property Location: 1600 Highway 27 South**

**Petitioner: Keelyn Crook**

A public hearing was held to receive citizen input on a request from petitioner Keelyn Crook to annex and rezone property located at 1600 Highway 27 South to R-3 (High Density Residential). The 8.79-acre tract is located on the west side of U.S. Highway 27 South just north of the new Walmart. Planning and Zoning Administrator Erica Studdard reported that the applicant is requesting an R-3 Planned Unit Development in order to develop the senior facility at nine (9) units per acre. PZA Studdard noted the Planning Commission unanimously approved the request with the following conditions:

1. The Planned Unit Development shall serve as a senior housing facility as presented by the petitioners.
2. A decel lane shall be installed at the entrance of the development adjacent to Highway 27 South. The Georgia Department of Transportation shall approve and permit such plans.

At this time Mayor Garner opened the public hearing to receive citizen input.

Those speaking in favor: Mike Patterson, 104 Lake Lane, representing the sellers of the property explained the purpose of the project. Mr. Patterson stated that the needs of the community had been studied along with demographics of the area. Mr. Patterson stated that currently the objective of the seller is to sell to a developer to develop such a project. Those speaking opposed: None. With no further discussion on the matter, **Motion by Councilmember Maierhofer, seconded by Councilmember Gray to accept the Planning Commission's recommendation to approve annexation and rezoning of 1600 Highway 27 South to R-3 (High Density Residential) with the following conditions. 1. The Planned Unit Development shall serve as a senior housing facility as presented by the petitioners. 2 A decel lane shall be installed at the entrance of the development adjacent to Highway 27 South. The Georgia Department of Transportation shall approve and permit such plans. Motion passed, (5-0)**

**3. Rezoning Request**

**Property Location: Burns Road and Cedar Street**

**Petitioner: Kent Brown for Zane Hetzel**

Mayor Garner announced that the petitioner (Kent Brown for Zane Hetzel) had requested any consideration for rezoning of property located on Burns Road and Cedar Street be tabled until the next meeting.

**4. Resolution: 02-2007: Community Development Block Grant**  
**(West Carrollton Wellness and Success Center)**

City Manager Coleman reminded the Mayor the Mayor and Council of their authorization to permit the purchase and demolition of sub-standard housing located at 224, 226, 228, 230, 232, 236 and 238 4<sup>th</sup> Street. The properties were purchased for \$300,000 with 2003 SPLOST Funds allocated to projects of this nature (benefiting low to moderate income families) for West Carrollton. City Manager Coleman explained that Carrollton Housing Authority Executive Director Sandra Morris has presented Resolution (02-2007) to receive your approval to seek grant proceeds to construct a health care clinic and economic development for eligible activities for low and moderate income persons. According to the grant application, the "West Carrollton Wellness & Success Center" would benefit low and moderate-income families within the City of Carrollton. Director Morris was in attendance and reported that health care needs would be addressed not only for West Carrollton, but all of Carrollton. Director Morris gave examples of health needs to be met, including immunization for children, health and wellness visits for adults, and regularly scheduled heart care needs for elderly and disabled. Counseling services will include housing and credit counseling, job search/readiness, and referral services for GED and adult literacy and other services as needed. Director Morris reported that this was a joint effort with Tanner Medical Center. Being no further discussion, **motion by Councilmember Byrd, seconded by Councilmember Balega to adopt Resolution 02-2007 authorizing the submittal of the Community Development Block Grant. Motion passed, (5-0).**

**5. Property/Liability Insurance Bids**

City Manager Coleman reported that the City recently sent invitations to prospective bidders to submit proposals on its Property/Liability Insurance program. Proposals were received from the Georgia Interlocal Risk Management Agency (GIRMA), who is our current carrier, and J. Smith Lanier of Carrollton.

GIRMA, who is a division of the Georgia Municipal Association, submitted a bid of \$247,873. J. Smith Lanier of Carrollton submitted the low bid of \$243,237. This bid is for a three (3) year period beginning May 1, 2007; however, the City has the right to re-bid on the anniversary date (May 1<sup>st</sup>) of each year if it deems the services with the current carrier are unsatisfactory. City Manager Coleman stated that based on the bid specs and the bids received; he is recommending that the City award the bid for Property/Liability Insurance services to J. Smith Lanier of Carrollton in the amount of \$243,237. Following a brief discussion, ***motion by Councilmember Gray, seconded by Councilmember Maierhofer to award the Property/Liability Insurance to J. Smith Lanier of Carrollton in the amount of \$243,237. Motion passed, (5-0).***

## **6. Unified Development Ordinance Update**

PZA Studdard briefed the Mayor and Council on the progress of the Unified Development Ordinance. PZA Studdard and the Mayor and Council scheduled a joint worksession with the Planning Commission on May 7, 2007 at 4:30 p.m. PZA Studdard briefly reviewed a summary of the tasks completed thus far on the project. PZA Studdard noted the draft ordinance would be reviewed at the worksession before starting the formal adoption process.

## **7. Purchase of Truck Chassis (Facilities Maintenance Crane Truck)**

Assistant City Manager Tim Grizzard reported that included in this fiscal years budget is \$60,000 to replace the truck chassis for the Facilities Maintenance Crane Truck. The existing truck chassis is a 1986 with over 200,000 miles. ACM Grizzard stated that quotes for a new Ford, F-750 truck chassis were obtained as follows.

- Peach State Truck Centers, Norcross, GA –  
2006 (230 hp) - \$54,000 less \$5,500 rebate if purchased by April 2 - \$48,500.00  
2007 (230 hp) - \$57,720 less \$5,500 rebate if purchased by April 2 - \$52,220.00
- Akins Ford, Winder, GA -  
2007 (260 hp) - \$49,500.00
- Allan Vigil Ford, Morrow, GA –  
2008 (260 hp) - \$46,985.00

ACM Grizzard stated that is was staff's recommendation that the purchase of the new F-750 truck chassis for the replacement of the Facilities Maintenance Department crane truck chassis be awarded to Allan Vigil Ford of Morrow, Georgia in the amount of \$46,985.00. ***Motion by Councilmember Gray, seconded by Councilmember Maierhofer to award the bid for the purchase of a new F-750 truck chassis from the apparent low bidder, Allan Vigil Ford for \$46,985.00. Motion passed, (5-0).***

## **8. Purchase of Replacement Truck Chassis (Streets/Sanitation Department)**

ACM Grizzard reminded the Mayor and Council of City Manager Coleman's announcement at the last Mayor and Council meeting that one of the roll-off type garbage trucks was overturned while turning a curve. ACM Grizzard explained how the accident occurred and that the truck frame was severely damaged in the accident. ACM Grizzard pointed out that the existing truck chassis is a 1999 with over 300,000 miles and was scheduled for replacement next year. ACM Grizzard reported that the insurance company valued the truck, after repair, at \$30,000, adding that they are paying the City \$20,844 less the \$5000 deductible for the damage and leaving us with the salvage. ACM Grizzard stated he believed, given the age of the vehicle and given that it was scheduled for replacement in the upcoming fiscal year, that it is prudent to sell the salvage and replace the truck with a new unit. ACM Grizzard reported that quotes for a roll-off type garbage truck were obtained as follows:

- Consolidated Disposal Systems, Inc. – Smyrna, GA  
2007, Mack CV713, 335 hp, 18,000# front, 44,000# rear - \$107,155.88  
2007, Mack CV713, 370 hp, 18,000# front, 46,000# rear - \$108,579.70
- RDK Truck Sales and Service, Inc. – Tampa, FL  
2007, Mack CV713, 350 hp, 18,000# front, 44,000# rear, (new) - \$126,255.00  
2007, Mack CV713, 350 hp, 18,000# front, 44,000# rear, (demo) - \$119,365.50
- McNeilus Truck and Mfg., Company – Villa Rica, GA  
2005, Mack CV 713, 350 hp, 18,000# front, 44,000# rear - \$113,428.57

ACM Grizzard stated that given that the larger frame and the engine and chassis from Consolidated Disposal is only \$1,423 more than the smaller version, it is staff recommendation that the Mayor and Council authorize the purchase of the 2007, CV713, 370 hp truck from Consolidated Disposal Systems, Inc. in the amount of \$108,579.70. ACM Grizzard also noted that a budget amendment would be necessary to fund the purchase within the current fiscal year. ***Motion by Councilmember Maierhofer, seconded by Councilmember Gray***

**to authorize the purchase of a 2007, Mack CV713, 370 hp, 18,000# front, 46,000# rear for \$108,579.70, and amend the budget to cover the purchase price of the new truck. Motion passed, (5-0).**

**VI. MAYOR AND COUNCIL ANNOUNCEMENTS**

- **Councilmember Gray:** Requested the Depot Committee give a report or update at the next Mayor and Council Meeting.
- **Councilmember Byrd:** Expressed appreciation to Officer Glenn Lyle, Police Chief Richards and the Police Department, Fire Chief Jimmy Bearden and the Fire Department, and the City Manager and his staff for their assistance in projects over the last month.
- **Councilmember Balega:** Inquired to the status of a Traffic Plan. City Manager Coleman noted he was having difficulty finding someone to quote the cost of a traffic plan. Mayor Garner noted that he may know of someone that may be interested in giving a quote and would give the information to the City Manager. Councilmember Balega also inquired if the Downtown Master Plan included the land swap with Carroll County. City Manager Coleman noted that the Downtown Master Plan Committee was no longer in existence since the completion of the plan; however, the plan could be amended to include the changes.

**VII. CITY MANAGER ANNOUNCEMENTS**

There were none.

**VIII. ADJOURN**

There being no further business to address, the meeting adjourned at 6:35 p.m.